

# \$1,050,000 - 109 Boulder Creek Bay Se, Langdon

MLS® #A2210414

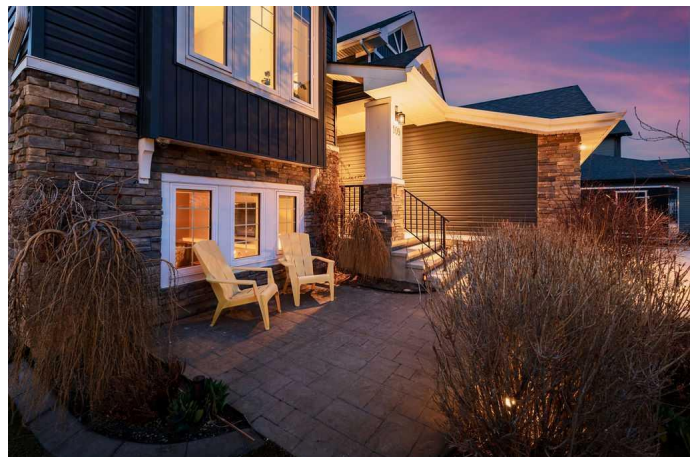
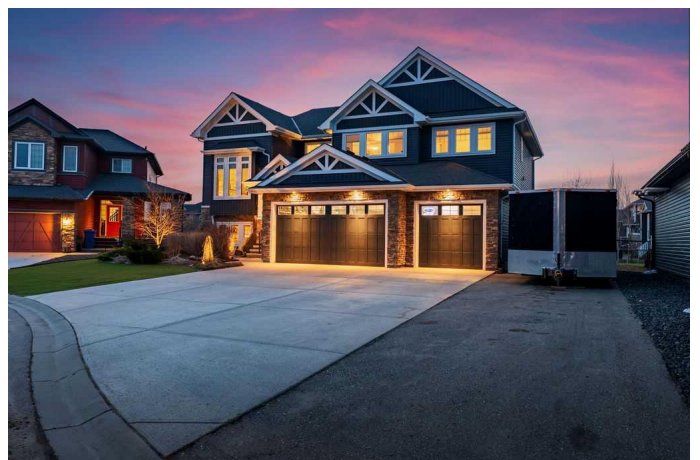
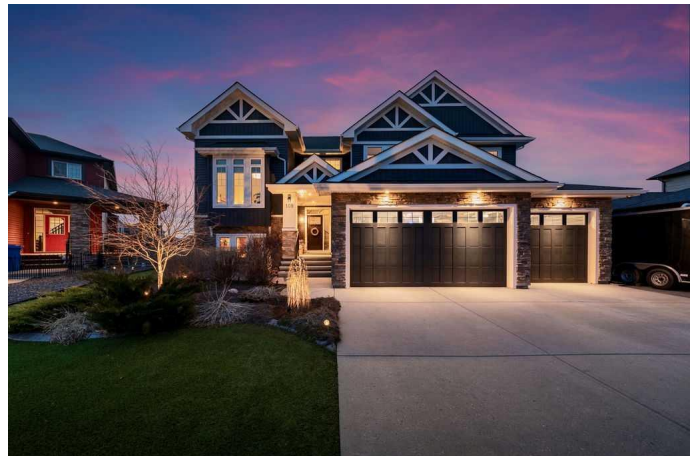
**\$1,050,000**

6 Bedroom, 4.00 Bathroom, 2,599 sqft

Residential on 0.18 Acres

Boulder Creek Estates, Langdon, Alberta

Welcome to this exceptional 5-level split home with A/C in Boulder Creek Estates. A perfect blend of space, comfort, and functionality for growing families. Backing onto serene green space and a children's playground, this residence offers over 4,100 square feet of professionally developed living space designed to accommodate every family member's needs. Don't have time to mow your lawn? No worries, this property has artificial turf in the front and the back yards! As you step inside, the main level greets you with engineered hardwood flooring that flows seamlessly throughout the open-concept layout. Triple pane windows throughout this energy efficient home. The upgraded kitchen is a culinary enthusiast's dream, featuring high-end stainless steel appliances, ceiling-height cabinetry, a large island with quartz countertops, soft-close drawers, and a spacious walk-through pantry. The adjacent dining area and family room is the perfect place to entertain family and friends. Living Room with its floor-to-ceiling stone gas fireplace and abundant windows, provides a warm and inviting space for gatherings. A mudroom with custom lockers, a stylish half bath, and a versatile den complete this level. Ascending to the next level, the master bedroom boasts soaring 13-foot ceilings, a walk-in closet, and a luxurious ensuite with a soaker tub and separate shower. The upper level offers three additional generously sized bedrooms, a main 4-piece bathroom, and a



large laundry room equipped with wire shelving and rough-in plumbing for a future sink. The fourth level features a dedicated media room complete with a wet bar, perfect for family movie nights or entertaining guests. The expansive fifth-level basement serves as an ideal hangout space, offering a large recreation room, a storage area, another full bathroom, and two additional bedrooms, each with large windows that flood the space with natural light. Car enthusiasts and hobbyists will appreciate the heated triple garage, equipped with the Pro-slat wall system and all accessories included, providing ample storage and organization options. The fully fenced and irrigated backyard is designed for low-maintenance living, allowing you to enjoy outdoor activities without the upkeep. Situated in a family-friendly community with access to walking paths, parks, and open spaces, this home offers the perfect setting for creating lasting memories. Don't miss the opportunity to make this stunning property your family's new home. Call today!

Built in 2015

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2210414      |
| Price          | \$1,050,000   |
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,599         |
| Acres          | 0.18          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 5 Level Split |
| Status         | Active        |

## Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 109 Boulder Creek Bay Se |
| Subdivision | Boulder Creek Estates    |
| City        | Langdon                  |
| County      | Rocky View County        |
| Province    | Alberta                  |
| Postal Code | T0J 1X3                  |

## Amenities

|                |                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                                                          |
| Parking        | Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, RV Access/Parking, Triple Garage Attached, Asphalt |
| # of Garages   | 3                                                                                                                                                           |

## Interior

|                   |                                                                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Garburator, Refrigerator                                                                                                                                                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                          |
| Cooling           | None                                                                                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                                                                              |
| # of Fireplaces   | 1                                                                                                                                                                                                                                |
| Fireplaces        | Gas, Living Room, Stone                                                                                                                                                                                                          |
| Has Basement      | Yes                                                                                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                                                                                   |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting                                                                                                   |
| Lot Description   | Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Landscaped, Level, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Stone, Vinyl Siding                                                                                        |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 4             |

Zoning

DC-85

Listing Details

Listing Office

RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.